

**Butte-Silver Bow Superfund Advisory and
Redevelopment Trust Authority
Butte Justice Center – 3615 Wynne Avenue
May 10, 2016**

MINUTES

I. **Call to Order** - The meeting was called to order at 6:00 P.M. by Chairman Joyce in the Butte Justice Center Conference Room, 3615 Wynne Ave., Butte, MT.

II. **Roll Call and Introduction of Members**

Chairman Bill Joyce - present
Member Tom Michalek - present
Member Megan Cusson - absent
Member Wendy Grace - present
Member Stella Capoccia - absent
Member Danette Melvin - absent
Member Emily Munday - present
Member Neil Bolton - absent
Member Mark Moodry - present
Member Mitzi Rossillion - present
Member Rick LaBreche - absent
Ex-Officio Dennis Henderson - present
Ex-Officio Cord Harris - absent
Ex-Officio Eileen Joyce - present
Ex-Officio Matt Vincent - absent

Staff:

Julia Crain
Jon Sesso

A quorum was established.

III. **Approval of Minutes of the meeting of April 26, 2016**

It was moved by Member Mark Moodry and seconded by Tom Michalek to approve the minutes of April 26, 2016, with the amendment, “although allocations of 100% the Board reserves the right to provide partial funding to an applicant.” The same change shall be made to the HP motion. The motion carries by a unanimous verbal vote.

IV. **Public comment on any item on the Agenda** - none.

V. Public Hearings - none.

VI. New Business -

- The Authority members heard presentations from Historic Preservation Project Sponsors. The project presentations allowed each Sponsor 8 minutes to present and then 8 minutes to address questions. Presentations were heard from the sponsors of the Covellite Theater Project, the Mai Wah Society, Butte-Silver Bow Public Archives, Carpenter's Union Hall, Inc., St. Mary's Neighborhood Committee, Butte Citizens for Preservation and Revitalization, and BSB Historic Preservation.
- The Covellite Theater Project presentation emphasized the importance of stabilizing brick-work while generating revenue through interior programming of the 230 seat theater. The Sponsors indicated their preferred brick preservation method is, at this time, a product called "lasti-seal" to stabilize deteriorating brick. This work would prioritize architecturally significant chimneys. Interior improvements include restoration of the balcony and the stage as well as some plumbing work. Project sponsors indicated reduced funding may constrain their abilities to both rehabilitate the theater while generating revenue to sustain theater operations in the long term. Project Sponsors will provide much of the labor for work, while some contractors will be hired to complete elements of the project. Member Rossillion had some questions about the brick-preservation product and indicated she would do additional research specific to its interaction with the softer brick found in Butte compared to harder brick found back east.
- Mai Wah Society presented their proposal for restoring Butte' Chinese History through the development of Preliminary Architectural Assessment to determine the specific architectural improvements the building requires to then inform the development of a capital campaign to raise funds for the improvements. Mr. Munday explained SARTA funds would provide seed money for a Phase I assessment of the building including field evaluation, code analysis, and structural analysis by professional architects and civil engineers. Phase II involved a capital campaign to be led by Mai Wah supporters, the Chinn Family. It was at their urging that the Mai Wah engage in a PAR prior to initiating the fundraising phase. Phase III will implement recommended stabilization and preservation initiatives to ensure the building and museum represents Butte's Chinatown for next 100 years. Mr. Munday addressed questions from the Authority emphasizing the board's experience and expertise in the field of Chinese History, Archaeology, and Historic Preservation while explaining the Museum's relationship with the Chinn family who has experience leading capital campaigns. Mr. Munday believes the Mai Wah Society's relationships with an international Chinese community will ensure that the estimated \$200,000 fundraising effort of the group will be successful and should not run into financing challenges. The Mai Wah Society made every

attempt to contract with local entities, but did not receive interest in the requests for proposals. Leslie Gilmore, CTA Architects, did however responded to offer her expertise with historic materials. CTA provides strong connections Beaudette engineering, also specialists in historic building rehabilitation. The hope is the 'bricks and mortar' work will be completed by local contractors.

- The Butte-Silver Bow Archives presented their project to unveil and preserve the C. Owen Smithers photography collection. Archives staff described the pilot project they have under taken to determine the proper workflow necessary to evaluate collection components, determine photographic subjects and the photo medium such as glass plate, acetate, enter the information into a database, and set a scanning priority based upon the value of the image, its status and its demand by the public. Priority was discussed as many elements of the collection are high risk, and are very unstable making damage to the collection likely. The use of an Epson Large Format scanner will allow for scanning of multiple mediums and formats at a more efficient rate than is possible with existing internal technology. The Smithers collection is the first collection purchased by the Butte Archives through the Friends of Butte Archives and was purchase was made to keep the collection in Butte.
- Mike Boyzsa presented a project to rehabilitate and preserve the Carpenters Union Hall, one of the first labor temples built in the US still being used as a labor temple today, for long term use. The primary priority of the project is to repair the building roof. The roof is a 90lbs roofing with an expected life of 4 years, but has been in place for 20. Within the last year the roof began leaking causing damage to the interior plaster and exterior mortar of the building. The second priority is the repair of building windows which have been damaged due to pigeons. Finally, a lighting and service upgrade is requested to bring the electrical system up to code and establish a cost efficiency with the use of LED lighting. Mr. Boyzsa indicated the rehabilitation of the lighting will have a significant cost up front, but will cut energy use by 1/3 and will pay for itself in 2.5 years. An upgraded service will allow for installation of a new furnace. The sum of the infrastructure upgrades would provide savings to existing tenants, but allow the organization to realize utility savings for further rehabilitation of the building. Mr. Boyzsa addressed Authority questions and noted that if given partial funding to pay for only the roof and the glass that the project would not be compromised. Repair to the roof and the subsequent gutter and mason work will ensure stabilization of the building, minimizing water damage to the structure, and allow procurement of insurance. In the long term, upgrades would allow for revenue generation and additional tenancy.
- The St. Mary's Neighborhood Committee presented its project for signage to interpret the history of lost neighborhoods of Dublin Gulch, Minerville, Muckerville and Corktown. Lee Whitney and Dan Kelley

explained their original application has been reduced by 40% due to a \$5,000 grant from the Montana History Foundation. Even if their request is reduced by 40% they believe that through working with their contractor to eliminate a large sign and combining two smaller signs into one would allow them to accomplish the project to interpret the history of the neighborhood given they cannot preserve physical structures and neighborhoods but can interpret them through photographs and narrative within the budget. The committee will site the signs along the BA&P Rail corridor/Butte Hill trail. A companion print piece will also be provided to drive tourists and visitors to the trail to learn more about Butte's Irish neighborhoods.

- Butte Citizens for Preservation sponsored a project to focus on rehabilitation projects in the Emma Park Neighborhoods. Members Bruce Cole and Bill Tiskus explained the varieties of successful projects sponsored by Butte CPR that have made lasting impacts on historic neighborhoods including home painting projects, architectural salvage, the annual Dust to Dazzle home tour and others such as Historic Improvement Program grants. This program is the foundation of the Emma Park neighborhood project and would support a multi-year program to target homes in the central butte area near Emma Park and Butte High School in need of structural rehabilitation. The program will be implemented in partnership with Human Resource Council to identify homes in need, institute door to door appeal campaign. At least two forums will be held to help assist homeowners with individual needs. The program will utilize \$25,000 to repair roofs, and provide small grants for architectural stabilization to enhance resident safety, welfare, yards, streetscapes, and landscapes making visible and meaningful impact on the neighborhood. Owner-occupied structures have been identified for grants; three roofs are required, and approximately 6 exteriors. Mr. Cole indicated that reductions in funding would impact the ability to serve as many structures. The program will be administered by providing reimbursements to owners, but may directly contract with roofing companies to complete projects. A full accounting would then be provided to SARTA for reimbursement to Butte CPR. With the exception of some expenditures on promotion, 100% of funds will be spent in the Emma Park neighborhood.
- Historic Preservation Office Mary McCormick presented a proposal to rehabilitate the Jacob's House, a Victorian home located on the North West corner of Montana and Granite Streets in Uptown Butte. Mary explained the history of the brick Victorian home, built for Butte's first mayor, Henry Jacobs, in 1879. The building was not only the home of Butte's first mayor, but a Mayor who instituted a Brick Building Ordinance which protected the Uptown area from threat of fire. In the 1920s or 30s the original structure was redesigned to emulate the **craftsman style popular at the time and added stucco to the façade.** The home remained in the Jacobs family throughout the 20th century until 1988 when it was donated to Butte-Silver Bow. At the time

considerable interior repairs and utility upgrades were made to the home for office spaces. The building, which has been unoccupied for 10 years, requires exterior improvements. The high priority project is repairing the roof and installing gutters to protect the eroding stucco. Rehabilitation of the porch is necessary, particularly to address water damage to the pediments. Finally a complementary painting scheme would be applied such as a brick or brick-like color with accent. While exterior repairs are necessary, so to is finding programming to occupy the structure. A writer's residence program has been suggested. Interior would require some cleaning and painting as well as installation of a small kitchen and bath. The structure could turn into a revenue generator for the county providing housing to researchers visiting Butte on scholarship, artist in residence, recruitment housing, and others. Ms. McCormick explained that Chef Executive Vincent has made a commitment to funding additional improvements through allocations in the Government Buildings budget.

VII. Old Business - none.

VIII. Other Business -

- The next meeting will be held May 24, 2015, and will provide Community and Economic Development Project Sponsors opportunity to present their projects. Following presentations, a discussion will be conducted to make decisions regarding Historic Preservation projects. It was proposed to limit individual project discussion to 15 minutes and then carry category 7, if possible.
- It was acknowledged that the meeting will likely go to 9:30 and dinner should be provided.
- For projects receiving funding yet requiring Historic Preservation Commission approval a clause stating such will be incorporated into contracts for the project.

IX. Special Subcommittee Reports - none.

X. Public Comment on any item not on the Agenda - none.

XI. Adjournment

There being no further business, a motion to adjourn was made by Member Mark Moodry and was seconded by Member Wendy Grace. The meeting closed at 8:00 p.m.